

# 85-230-A 85-230-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.301 303.1 to permit a front yard setback of 6 ft.

instead of required average of 11.5 ft. and a side street setback of 0 ft. instead of required 25 ft. and 102.2 to allow a distance between buildings of 3.5 ft. instead of required 20 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- (1) - Complete fire destruction.
- (2) - Bludge. so situated beyond memory.
- (3) - Can not rebuild as tavern.
- (4) - Widow w/limited income, insufficient insurance.
- (5) - Zoned D.R. 5.5

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Legal Owner(s): \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_

ORDERED By the Zoning Commissioner of Baltimore County, this \_\_\_\_10th\_\_\_\_ day of \_\_\_\_JANUARY\_\_\_\_, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_14th\_\_\_\_ day of \_\_\_\_February\_\_\_\_, 1985, at 11:00 o'clock \_\_\_\_A.M.

(over)

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ( ) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_.
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X) Additional comments:

lot lines should be clearly defined. It appears that part of the building is located on lot 269.

Stephen A. Boler  
Stephen A. Boler  
Chief, Current Planning and Development

RE: PETITION FOR VARIANCES  
SE Corner of Baltimore &  
Central Aves. (277 and  
279 Baltimore Ave.),  
12th District  
ELIZABETH DELOACH,  
Petitioner  
: BEFORE THE ZONING COMMISSIONER  
: OF BALTIMORE COUNTY  
: Case No. 85-230-A

## ENTRY OF APPEARANCE

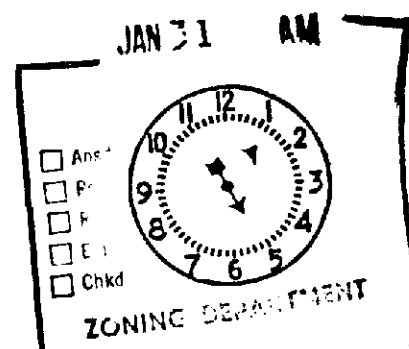
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 30th day of January, 1985, a copy of the foregoing Entry of Appearance was mailed to Elizabeth DeLoach, 277 Baltimore Ave., Dundalk, MD 21222, Petitioner; and Cooper W. DeLoach, Jr., 1701 Greenspring Drive, Baltimore, MD 21204, who requested notification.

Peter Max Zimmerman



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.  
DIRECTOR

November 1, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #80 (1984-1985)  
Property Owner: Elizabeth DeLoach  
S/E cor. Baltimore Ave. & Central Ave.  
District: 12th  
Acres: 50 x 105

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General Comments:

As no public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle, P.E., Chief  
Bureau of Public Services

JAM:EAM:ROP:ISS

85-230-A

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of January, 1985.

ARNOLD JABLON  
Zoning Commissioner

Petitioner Elizabeth DeLoach  
Petitioner's Attorney

Received by Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 5, 1985

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Cooper DeLoach, Jr.  
1701 Greenspring Drive  
Lutherville, Maryland 21093

RE: Item No. 80, Case No. 85-230-A  
Elizabeth DeLoach-Petitioner  
Petition for Variance

Dear Mr. DeLoach:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to convert the existing structure from a bar to a dwelling, variances are required to legalize the existing setbacks of said structure.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:ech

Enclosures

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ( ) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_.
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X) Additional comments:

lot lines should be clearly defined. It appears that part of the building is located on lot 269.

Stephen A. Boler  
Stephen A. Boler  
Chief, Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550  
STEPHEN E. COLLINS  
DIRECTOR

October 16, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 80, 81, 82, 83, and 84 ZAC- Meeting of October 2, 1984  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 80, 81, 82, 83, and 84.

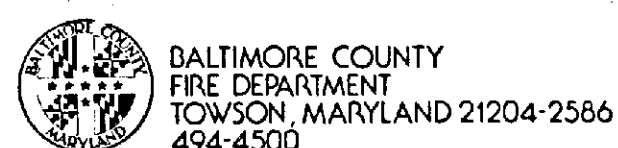
Michael S. Flanigan  
Traffic Engineering Assoc. II

MSF/cam



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit



PAUL H. REINCKE  
CHIEF

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

October 26, 1984

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Elizabeth DeLoach

Location: SE/Cor. Baltimore Avenue and Central Avenue

Item No.: 80

Zoning Agenda: Meeting of 10/2/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: \_\_\_\_\_ Noted and Approved: \_\_\_\_\_  
Planning/Geography Division Fire Prevention Bureau  
Special Inspection Division

/mb

# PETITION FOR VARIANCES 12th Election District

LOCATION: Southeast corner of Baltimore and Central Avenues  
(277 and 279 Baltimore Avenue)

DATE AND TIME: Thursday, February 14, 1985 at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front yard setback of 6 feet instead of the required average of 11.5 feet and a side street setback of 0 feet instead of the required 25 feet and to allow a distance between buildings of 3.5 feet instead of the required 20 feet.

Being the property of Elizabeth DeLoach \_\_\_\_\_ as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING  
DATE \_\_\_\_\_ BY \_\_\_\_\_

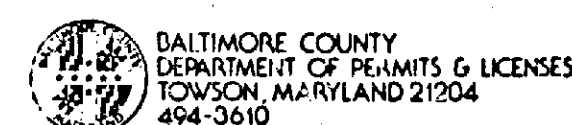
IN RE: PETITION ZONING VARIANCES \* BEFORE THE  
SE/corner of Baltimore and \* ZONING COMMISSIONER  
Central Avenues (277 and 279 \* OF BALTIMORE COUNTY  
Baltimore Avenue) - 12th \*  
Election District \*  
Elizabeth DeLoach, \* Case No. 85-230-A  
Petitioner \*

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a front yard setback of 6 feet instead of the required average setback of 11½ feet, a side yard setback of zero feet instead of the required 25 feet, and a distance between buildings of 3½ feet instead of the required 20 feet, as more fully described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. Appearing on behalf of the Petitioner was Cooper DeLoach, her son. Maurice Hedges, President of the St. Helena Improvement Association, and Phyllis Garrett, an immediate neighbor, appeared as Protestants.

Testimony indicated that the Petitioner purchased the subject property, zoned D.R.5.5, in 1943 or 1944. The property consists of Lots 268 and 269, each 25 feet wide. A bar, indeed the first bar in Dundalk, has existed on Lot 268, continuously and without interruption, since prohibition. There is the first half of a duplex dwelling, in which the Petitioner resides, on Lot 269. In the Summer of 1983, the bar suffered a disastrous fire from which it has not recovered. Photographs introduced by the Protestants, identified as Protestants' Exhibit 1, show nothing but a shell of a building, which is an obvious eyesore. Ms. Garrett, who lives in the adjacent half of the duplex, is concerned about the condition of the sidewalk on Central Avenue. Mr. Hedges wants the property improved and the eyesore removed.



TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

October 23, 1984

Dear Mr. Jablon:

Comments on Item # 80 Zoning Advisory Committee Meeting are as follows:

Property Owner: Elizabeth DeLoach  
Location: SE/Cor. Baltimore Avenue and Central Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a front yard setback of 6' in lieu of the required average of 11.5', a side yard setback of 0' in lieu of the required 25' and to allow a distance between buildings of 3.5' in lieu of the required 20'.

Acres: 50 x 105  
District: 12th.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-83 State of Maryland Code for the Handicapped and Age; and other applicable Codes.

B. A building/\_\_\_\_\_ permit shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, Line 2, Section 1107-1 Table 1102, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/\_\_\_\_\_.

(G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

NOTE:

(I) Comments - Plan does not indicate existing or proposed use; property and building lines are not clearly defined. Any window or door openings closer than 12'-0" between buildings or 6'-0" to an imaginary line shall comply with Section 1111.0 and Table 1101 for exterior walls. If the structure is in fact a shell building 2 sets of plans showing the proposed floor plans and exits will be required before any work is started.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles F. Sweeney  
Charles F. Sweeney, Chief

The Petitioner proposes to rehabilitate the property by converting the former bar into a single-family dwelling, which has the support of the Protestants. In order to do so, the requested variances are necessary. This property needs and requires immediate attention, and the Petitioner's proposal to improve the property will address the community's concerns.

The Petitioner requests relief from Sections 18C2.3.C.1 and 303.1, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In

ORDER RECEIVED FOR FILING  
DATE \_\_\_\_\_ BY \_\_\_\_\_

- 2 -

## DESCRIPTION

Beginning at a point on the southeast corner of Baltimore Ave. and Central Ave. and known as lots 268 & 269 of "St. Helena" and recorded among the land records of Baltimore County in plat Book 1 Folio 80.

Also known as 277 & 279 Baltimore Avenue.

addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of February, 1985, that the Petition for Zoning Variances to permit a front yard setback of 6 feet instead of the required average setback of 11½ feet, a side yard setback of zero feet instead of the required 25 feet, and a distance between buildings of 3½ feet instead of the required 20 feet be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

- The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Rehabilitation of the building must be completed within 2 years from the date of this Order.
- The existing sidewalks must be improved and maintained.
- Lots 268 and 269 shall be sold only in combination, i.e., ors with the other.

Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING  
DATE \_\_\_\_\_ BY \_\_\_\_\_

cc: Mrs. Elizabeth DeLoach  
BY Mr. Maurice H. Hedges  
People's Counsel

- 3 -



ARNOLD JABLON  
ZONING COMMISSIONER

February 4, 1985

Mr. Cooper W. De Loach, Jr.  
1701 Greenspring Drive  
Lutherville, Maryland 21093

RE: Petition for Variances  
SE/cor. Baltimore and Central Aves.  
(277 and 279 Baltimore Avenue)  
Elizabeth De Loach - Petitioner  
Case No. 85-230-A

Dear Mr. De Loach:

This is to advise you that \$45.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 004992

DATE: February 11, 1985 ACCOUNT: 8-01-615-999

AMOUNT: \$45.00

RECEIVED FROM: Elizabeth De Loach

FOR: advertising and posting case 85-230-A

B 8013\*\*\*\*\*4500fa 612F

VALIDATION OR SIGNATURE OF CASHIER

ORIGINAL  
CERTIFICATE OF PUBLICATION

Dundalk, MD., 1/25, 1985  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, Maryland, appearing on 1/24, 1985

The Baltimore County Journal,  
A. J. J. J.  
Publisher

LEGAL NOTICE  
Petition for Variances  
12th Election District  
Location: Southeast corner of Baltimore and Central Avenues (277 and 279 Baltimore Avenue)  
Date and Time: Thursday, February 14, 1985 at 11:00 a.m.  
Public Hearing: Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
Petition for Variances to permit a front yard setback of 11.5 feet and a side street setback of 8 feet instead of the required 25 feet and so allow a distance between buildings of 7.5 feet instead of the required 20 feet.  
Being the property of Elizabeth De Loach as shown on the plat filed with the Zoning Office.  
In the event that the Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will however, entertain any request for a stay of the variance at said public hearing also, provided for good cause shown. Such request must be received in writing by the date of the hearing or before or made at the hearing.  
By Order Of  
Arnold Jablon  
Zoning Commissioner  
Of Baltimore County

62012

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
To: Zoning Commissioner Date: February 5, 1985  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
Zoning Petition Nos. 85-219-A, 85-220-A, 85-221-A, 85-223-A, 85-224-A, 85-225-A, 85-228-A, 85-229-A, and 85-230-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JCH/sf

January 14, 1985

Mr. Cooper W. De Loach, Jr.  
1701 Greenspring Drive  
Lutherville, Maryland 21093

NOTICE OF HEARING  
RE: Petition for Variances  
SE/cor. Baltimore and Central Aves.  
(277 & 279 Baltimore Avenue)  
Elizabeth De Loach - Petitioner  
Case No. 85-230-A

TIME: 11:00 a.m.

DATE: Thursday, February 14, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Elizabeth De Loach  
277 Baltimore Avenue  
Baltimore, Maryland 21222

Zoning Commissioner  
County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 133289

DATE: 1-17-84 ACCOUNT: 8-01-615-100

AMOUNT: 35.00

RECEIVED FROM: Elizabeth De Loach  
FOR: City of Baltimore 80 De Loach

B 8013\*\*\*\*\*3500fa 812F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

85-230-A  
11:45 A.M.

District: 12th Date of Posting: 1/28/85  
Posted for: Variances to permit side yard setback less than required and distance between buildings  
Petitioner: Elizabeth De Loach  
Location of property: SE/cor. Baltimore & Central Aves.  
277 & 279 Balto. Ave. 21222  
Location of Signs: 277 & 279 Balto. Ave., approx. 15' from curb SE. bet. Ave.  
Remarks: Signs placed on existing building  
Posted by: M. D. Hickey  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 24, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 24, 1985

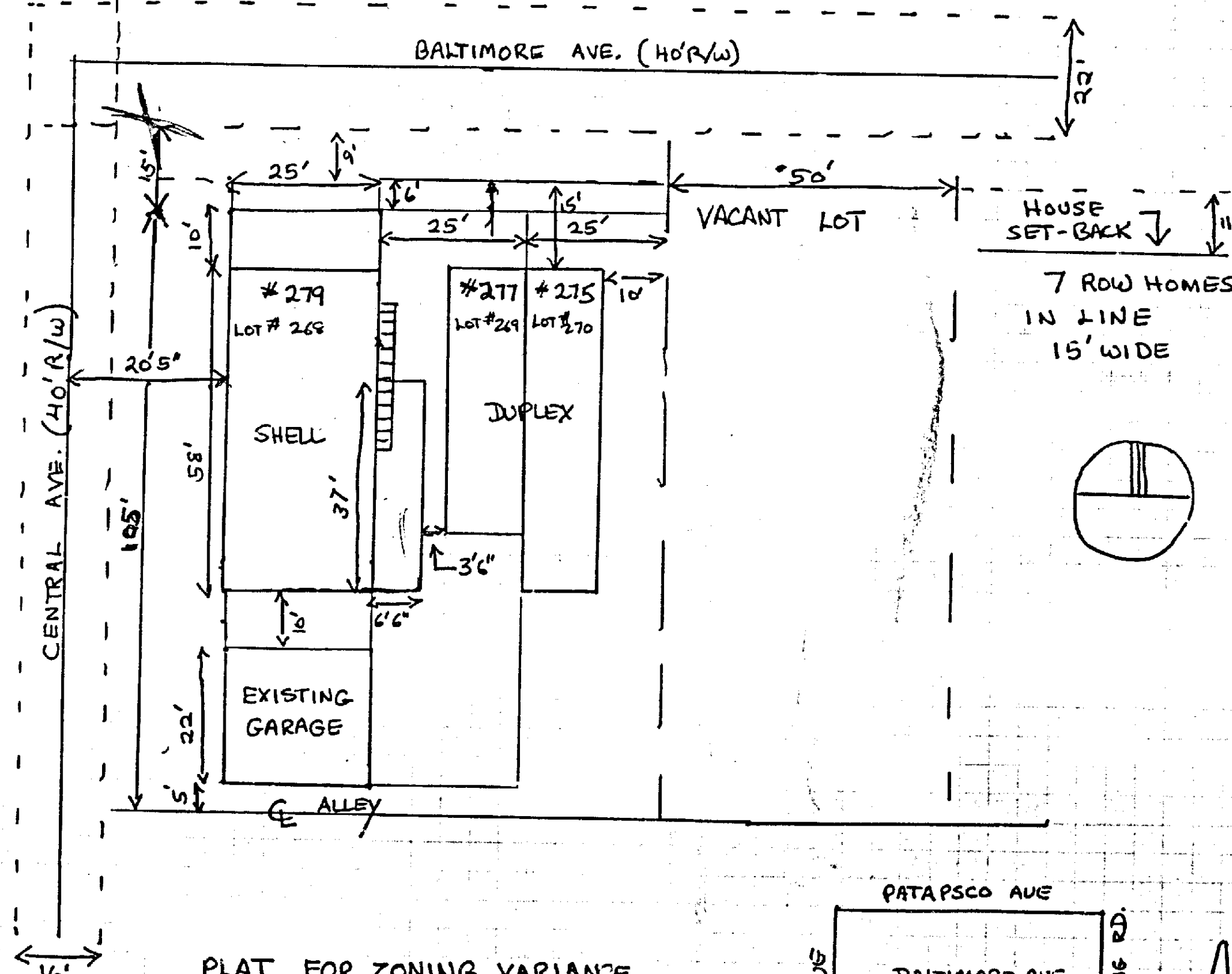
THE JEFFERSONIAN,  
B. Kenetank  
Publisher

Cost of Advertising

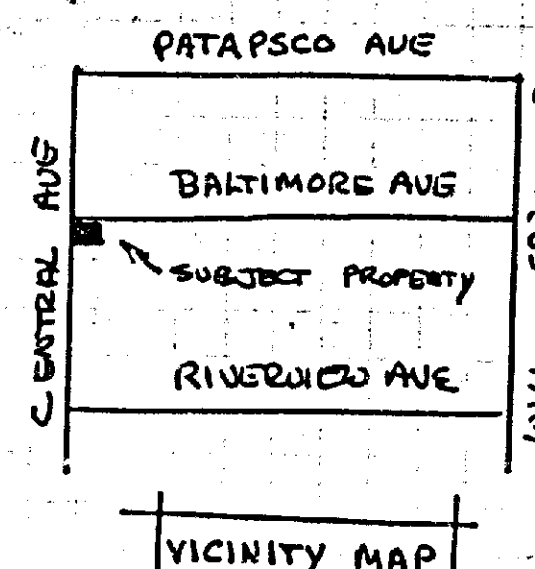
\$20.00

PETITION FOR VARIANCES  
12th Election District  
LOCATION: Southeast corner of Baltimore and Central Avenues (277 and 279 Baltimore Avenue)  
DATE AND TIME: Thursday, February 14, 1985 at 11:00 a.m.  
PUBLIC HEARING: Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
Petition for Variances to permit a front yard setback of 11.5 feet and a side street setback of 8 feet instead of the required 25 feet and so allow a distance between buildings of 7.5 feet instead of the required 20 feet.  
Being the property of Elizabeth De Loach as shown on the plat filed with the Zoning Office.  
In the event that the Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will however, entertain any request for a stay of the variance at said public hearing also, provided for good cause shown. Such request must be received in writing by the date of the hearing or before or made at the hearing.  
By Order Of  
ARNOLD JABLON  
Zoning Commissioner  
Of Baltimore County

DATO CITY



PLAT FOR ZONING VARIANCE  
OWNER: ELIZABETH DELOACH  
DISTRICT-12, ZONED D.R. 5.5  
SUBDIVISION - ST. HELENA  
LOT #268, J.W.S. BOOK LIBRARY FOLIO 80  
EXISTING UTILITIES  
SCALE: 1" = 20'



Average setback  
#275 - 15'  
vacant lot - 12.5'  
7 row homes - 77  
104.5  
104.5 ÷ 9 = 11.6

